176.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,100 / 741,100
					USE VALUE:	741,100 / 741,100
					ASSESSED:	741,100 / 741,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS JEREMY
Owner 2:	THOMAS CECILE
Owner 3:	
Street 1:	40 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	INGLIS ADAM & ELIZABETH -
Owner 2:	-
Street 1:	40 KILSYTHE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,020 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8020.000	278,700		462,400	741,100
Total Card	0.184	278,700		462,400	741,100
Total Parcel	0.184	278,700		462,400	741,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.39 | /Parcel: 575.3

Legal Description

User Acct 118205

GIS Ref

GIS Ref

Insp Date 03/03/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0006.0

!13743!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,700	0	8,020.	462,400	741,100	741,100	Year End Roll	12/18/2019
2019	101	FV	228,900	0	8,020.	455,800	684,700	684,700	Year End Roll	1/3/2019
2018	101	FV	228,900	0	8,020.	350,100	579,000	579,000	Year End Roll	12/20/2017
2017	101	FV	199,100	0	8,020.	330,300	529,400	529,400	Year End Roll	1/3/2017
2016	101	FV	199,100	0	8,020.	303,900	503,000	503,000	Year End	1/4/2016
2015	101	FV	187,700	0	8,020.	284,100	471,800	471,800	Year End Roll	12/11/2014
2014	101	FV	187,700	0	8,020.	261,600	449,300	449,300	Year End Roll	12/16/2013
2013	101	FV	187,700	0	8,020.	261,600	449,300	449,300		12/13/2012

PRINT

Date	Time
12/11/20	03:39:29

LAST REV

Date	Time
01/30/18	11:49:04

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INGLIS ADAM & E	69242-115		5/5/2017		677,000	No	No		
FOLEY PATRICK T	57079-436		6/30/2011		494,900	No	No		
CROSS JAMES/ETA	27709-508		9/26/1997		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	118205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2001	795	Re-Roof	5,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
3/3/2017	Meas/Inspect	DGM	D Mann
7/2/2012	External Ins	BR	B Rossignol
10/21/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
7/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8020		Sq. Ft.	Site		0	70.	0.82	6									462,420						462,400	

Total AC/HA:	0.18411	Total SF/SM:	8020	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	462,420	Spl Credit		Total:	462,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342357
Depreciation:	63678
Depreciated Total:	278679

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

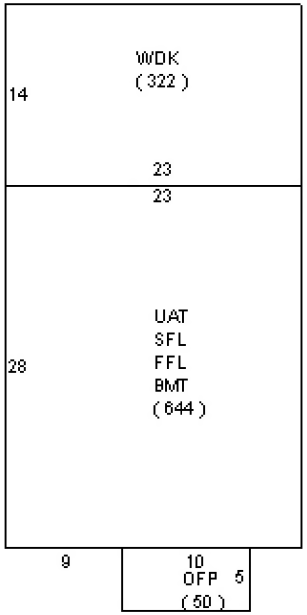
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	113.06
Final Total:	278700	Val/Su SzAd	216.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	644	52.640	33,903
FFL	First Floor	644	175.480	113,011
SFL	Second Floor	644	175.480	113,011
WDK	Deck	322	9.100	2,932
UAT	Upper Attic	161	70.190	11,301
OFP	Open Porch	50	44.000	2,200

Net Sketched Area:	2,465			Total:	276,358
Size Ad	1288	Gross Are	2948	FinArea	1288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	